

043.0

Map

0007

Block

0025.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,171,600 / 1,171,600

USE VALUE: 1,171,600 / 1,171,600

ASSESSED: 1,171,600 / 1,171,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
65 -71		BEACON ST, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: NELSON DENISE M/TRUSTEE

Owner 2: PHOENIX REALTY TRUST

Owner 3:

Street 1: 39 WRIGHT DRIVE

Street 2:

Twn/City: MARLBOROUGH

St/Prov: MA Cntry Own Occ: N

Postal: 01752 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	11250.000	565,600		606,000	1,171,600
Total Card	0.258	565,600		606,000	1,171,600
Total Parcel	0.258	565,600		606,000	1,171,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		270.20	/Parcel: 270.20

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	565,600	0	11,250.	606,000	1,171,600		Year end	12/23/2021
2021	111	FV	565,600	0	11,250.	606,000	1,171,600		Year End Roll	12/10/2020
2020	111	FV	535,800	0	11,250.	606,000	1,141,800	1,141,800	Year End Roll	12/18/2019
2019	111	FV	479,500	0	11,250.	643,900	1,123,400	1,123,400	Year End Roll	1/3/2019
2018	111	FV	479,500	0	11,250.	469,700	949,200	949,200	Year End Roll	12/20/2017
2017	111	FV	449,200	0	11,250.	409,100	858,300	858,300	Year End Roll	1/3/2017
2016	111	FV	449,200	0	11,250.	348,500	797,700	797,700	Year End	1/4/2016
2015	111	FV	403,800	0	11,250.	340,900	744,700	744,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NELSON DENISE M	63283-491		2/18/2014	Convenience		1	No	No	
NELSON DENISE M	62174-398		7/3/2013	Convenience		1	No	No	
VALENTE ALEXAND	26050-505		2/14/1996		310,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
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ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2019	I & E Return	JO	Jenny O
11/23/2018	MEAS&NOTICE	HS	Hanne S
4/1/2016	I & E Return	MM	Mary M
4/1/2009	Measured	201	PATRIOT
2/17/2000	Mailer Sent		
2/17/2000	Measured	197	PATRIOT
4/10/1996		PM	Peter M

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		11250		Sq. Ft.	Site		0	80.	0.67	1									605,997						606,000	

Other sections: NARRATIVE DESCRIPTION, OTHER ASSESSMENTS, PROPERTY FACTORS, TAX DISTRICT, PAT ACCT., SIGN, VERIFICATION OF VISIT NOT DATA, USER DEFINED

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OWNERSHIP

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BUILDING PERMITS

ACTIVITY INFORMATION

LAND SECTION (First 7 lines only)

Other sections: NARRATIVE DESCRIPTION, OTHER ASSESSMENTS, PROPERTY FACTORS, TAX DISTRICT, PAT ACCT., SIGN, VERIFICATION OF VISIT NOT DATA, USER DEFINED

Total AC/HA: 0.25826

Total SF/SM: 11250

Parcel LUC: 111

Apts. 4-8

Prime NB Desc

ARLINGTON

Total: 605,997

Spl Credit

Total: 606,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

AssessPro Patriot Properties, Inc